

**CITY OF FONTANA
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 18, 2007**

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, September 18, 2007, in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, California. Chairperson Lee called the meeting to order at 6:06 p.m. Following the Pledge of Allegiance, Commissioner Meyer gave the invocation.

ROLL CALL:

Present: Chairperson Lee, Commissioners Galasso, Meyer, and Slowik.

Absent: None

Also Present: Director of Community Development Don Williams, AICP Senior Planner Orlando Hernandez; Associate Planner Paul Gonzales, and Stephanie Hall; Assistant Planner Shawnika Johnson, Arely Monarez, City Attorney Jeffrey Ballinger; City Clerk Tonia Lewis, and Planning Commission Secretary Orvene Steenbock.

MINUTES:

MINUTES

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to Approve the minutes of the August 21, 2007, regular Planning Commission meeting as presented. Motion was carried by a vote 4-0.

APPROVE
SEPT. 4, 2007

PUBLIC FORUM:

PF

Tony Orlich, Randall Avenue, spoke regarding the media and the internet.

OTHER COMMISSION BUSINESS: None

OCB

CONSENT CALENDAR: None

CC

AGENDA INFORMATION:

AGDA INFO

The Planning Commission reviewed the update of future City Council agenda items for the September 25, 2007, October 9, 2007, October 23, 2007, and November 13, 2007, meeting and the Planning Commission items for the October 2, 2007, and October 16, 2007, meetings.

PUBLIC HEARINGS:

PH

The public hearing was opened regarding **DESIGN REVIEW NO. 07-034.** Filed by Silveroak Development Corp , to request construction of 17 single-family homes on Tentative Tract Map No 16503 The project site is a rectangularly-shaped property consisting of 17 lots totaling approximately 3.9 gross acres located on the northwest corner of Baseline Avenue and Hemlock Avenue, having an approximate frontage of 330 feet on Baseline Avenue and an approximate frontage of 630 feet on Hemlock Avenue (APN 0228-101-10)

PH-1
APPROVE
DR 07-034

Staff presentation by Orlando Hernandez, staff recommends approval

No written communication was received

Speaking for the applicant Jim Montgomery, Silveroak Development Corp , 19100 Von Karman Avenue, Suite 400, Irvine

No one spoke in favor or opposition.

The public hearing was closed

The Planning Commission discussed and deliberated after the public hearing was closed

Motion made by Commissioner Slowik, seconded by Commissioner Meyer, to 1) Find that the project has been reviewed under the previously approved Negative Declaration for Tentative Tract Map No 16503 which has adequately identified the impacts associated with the project, pursuant to Section 15162 of the CEQA Guidelines and direct staff to file a Notice of Determination, and, 2) approve **DESIGN REVIEW NO. 07-034,** subject to the attached Findings and Conditions of Approval Motion carried by a vote of 4-0

The public hearing was opened regarding **TENTATIVE PARCEL MAP NO. (TPM) 18015:** Filed by Perfecto A. Arca to request a tentative parcel map to subdivide 0.4 gross acres into two (2) parcels for the purpose of single-family residential development and use The project site is a rectangularly-shaped property consisting of one parcel (APN 0241-031-04) totaling approximately 0.4 acres and is located approximately 188 feet north of Miller Avenue, 459 feet south of Ramona Avenue, 301 feet west of Madrona Avenue and east of Oleander Avenue. The project site has a frontage of approximately 142 feet on the east side of Oleander Avenue and a depth of 136 feet.

PH-2
APPROVE
TPM 18015

Staff presentation by Shawnika Johnson, staff recommends approval.

No written communication was received

No one spoke for the applicant.

No one spoke in favor or opposition

The public hearing was closed

The Planning Commission discussed and deliberated after the public hearing was closed

Motion made by Commissioner Meyer, seconded by Commissioner Galasso,

to 1) Find that the project is Categorically Exempt from CEQA pursuant to Section 3 16, Categorical Exemption Class 15, of the Local Guidelines for Implementing the California Environmental Quality Act (CEQA) and direct staff to file a Notice of Exemption, and, 2) approve **TENTATIVE PARCEL MAP NO. 18015**, subject to the attached Findings and Conditions of Approval Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 07-032:** Filed by WLC Architects to request a design review amendment for minor modifications to a previously approved worship facility A request for a reduction of proposed parking spaces previously proposed but not required for this project and a change in materials used on the façade of the building The project site is an irregularly-shaped property on approximately 9.6 gross acres located approximately 1650 feet north of the intersection of Citrus Avenue and Summit Avenue just north of the Edison Easement and having a frontage of 334 feet on the east side of Citrus Avenue and a depth of 1251 feet (APNs 0239-141-09 and -10)

PH-3
APPROVE
DR 07-032

Staff presentation by Paul Gonzales, staff recommends approval
No written communication was received.
Speaking for the applicant Brian Payne, WLC Architects, 10470 Foothill Boulevard, Rancho Cucamonga
No one spoke in favor or opposition
The public hearing was closed
The Planning Commission discussed and deliberated after the public hearing was closed

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to. 1) Direct staff to file the Notice of Determination of a previously approved CEQA document, and, 2) approve **DESIGN REVIEW NO. 07-032.** Motion carried by a vote of 4-0.

The public hearing was opened regarding **DESIGN REVIEW NO. 07-011:** Filed by Andresen Architects to request construction of eight (8) single-family homes ranging in size from 1,910 square feet to 2,432 square feet on previously approved Tentative Tract Map No 18128 The project site is a rectangularly-shaped property consisting of one parcel (APN 1110-361-13) of approximately 1.6 adjusted gross acres and is located at 7991 Almeria Avenue, approximately 725 feet north of the northeast corner of the intersection of Foothill Boulevard and Almeria Avenue, and having a frontage of approximately 165 feet on the east side of Almeria Avenue and having a depth of approximately 630 feet.

PH-4
APPROVE
DR 07-011

Staff presentation by Arely Monarez, staff recommends approval
No written communication was received.
Speaking for the applicant Doug Andresen, Architect, Orange Way
No one spoke in favor or opposition
The public hearing was closed

The Planning Commission discussed and deliberated after the public hearing was closed.

By consensus, the Planning Commission added the Condition #8a, to the Conditions of Approval, as follows

- 8a The applicant shall post the most recent City of Fontana General Plan map, size 24-inches by 36-inches, in all offices selling new homes in the subdivision, whether on-site or remote. The project site/tract boundary shall be clearly delineated on the General Plan map. Additionally, a 24-inch by 36-inch map showing the school district boundaries (for all districts in the City) shall be displayed. The General Plan information and school district boundaries may be included on the same map. The maps shall be clearly and prominently displayed and be visible to all persons entering the sales office

Motion made by Commissioner Galasso, seconded by Commissioner Slowik, to 1) Direct staff to file the Notice of Determination, and, 2) approve **DESIGN REVIEW NO. 07-011**, subject to the attached Findings and Conditions of Approval, with above listed addition. Motion carried by a vote of 4-0.

The public hearing was opened regarding **GENERAL PLAN AMENDMENT NO. 06-011, ZONE CHANGE NO. 06-011, SPECIFIC PLAN NO. 03-008, AND ENVIRONMENTAL IMPACT REPORT FOR THE FONTANA PROMENADE**

SPECIFIC PLAN: Filed by the City of Fontana to request a General Plan Amendment to amend the City’s General Plan and Land Use Policy Map to reflect the adoption of the Fontana Promenade Specific Plan, a Zone Change request to amend the Zoning District Map to reflect the adoption of the Fontana Promenade Specific Plan, and a Specific Plan request to adopt the Fontana Promenade Specific Plan. The project site is a rectangularly-shaped property of 48 parcels of approximately 125 gross acres and is bounded to the north by South Highland Avenue, and having a frontage of approximately 1,200 feet, to the south by Baseline Avenue, and having a frontage of approximately 1,200 feet, to the west by Juniper Avenue, and having a frontage of approximately 4,500 feet and to the east by Sierra Avenue, and having a frontage of approximately 4,500 feet.

PH-5
ADOPT
RES PC
2007-06
APPROVE
GPA 06-011
ZC 06-011
SP 03-008
EIR
PROMENADE

Staff presentation by Stephanie Hall and Kevin Ryan, staff recommends approval. Written communication was received from Fontana Unified School District, 9680 Citrus Avenue

No one spoke in favor

Speaking in opposition was Diane Hall, 6831 Juniper; Hannah Potts, Sierra Vista Realty, 11278 Vollmer Drive, Loma Linda, and, Matthew Nelson, Gresham, Savage, Nolan and Tilan, Representing Walmart, 550 E Hospitality Lane, #300, San Bernardino

The public hearing was closed.

The Planning Commission discussed and deliberated after the public

hearing was closed

The Planning Commission took a break from 7:46 p.m. to 8:06 p.m

By consensus, the Planning Commission modified the Specific Plan, as follows

- 1) Modify General Note No 12 on Page 4-2 to add "The Design Review process will be guided by the Optional Density Standards for residential amenities "
- 2) Allow rental housing, not just "for sale housing" in Planning Area Nos 5, 8 and 10. This will entail minor changes in Section 3 and 4 of the Specific Plan
- 3) "The Planning Commission shall have the ability to approve the amount of rental housing allowed in Planning Area Nos 5, 8 and 10 through the Design Review process, and prior to the approval of any tract map for those three Planning Areas "

Motion made by Commissioner Meyer, seconded by Commissioner Slowik, to: Adopt **RESOLUTION NO. PC 2007-06**, a resolution forwarding a recommendation to the City Council to certify the Final Environmental Impact Report (FEIR) (Stated Clearinghouse No 2004071046), adopt the Statement of Overriding Consideration, adopt the Mitigation Monitoring and Reporting Plan, adopt a resolution approving **GENERAL PLAN AMENDMENT NO. 06-011**, adopt an ordinance approving **ZONE CHANGE NO. 06-011**, and adopt an ordinance approving the **FONTANA PROMENADE SPECIFIC PLAN (SPECIFIC PLAN NO. 03-008)**, with above listed modifications
 Motion carried by a vote of 4-0

PUBLIC FORUM CONTINUED: None

OTHER COMMISSION BUSINESS: None

STAFF REPORTS: None

DIRECTOR REPORT: D R

DESIGN REVIEW NO. 06-051: Minor change in housing mix for previously approved Design Review No. 06-051 (Tentative Tract Map No 16919), located on the east side of Oleander Avenue approximately 440 feet south of Walnut Avenue DR 06-051

Director Williams had no comments

COMMISSION REMARKS:

Commissioner Meyer wished everyone a good evening and stated he would see everyone on October 2, 2007

Commissioner Galasso had no comments.

Commissioner Slowik thanked Ray Gonzales and Eric Lewis for their many years of service to the City of Fontana and wished them well on their new jobs. He thanked Kaiser Permanente for his recent tour of their new call center facilities at Palm Court. He congratulated Kathy Binks for the upcoming school dedication to be held in her honor Saturday, September 22, 2007.

Commissioner Lee thanked everyone for the efforts of the evening.

PUBLIC FORUM CONTINUED: None

ADJOURNMENT:

By consensus, the Planning Commission meeting was adjourned at 9:15 p.m., to the next regular Planning Commission meeting on Tuesday, October 2, 2007, at 6:00 p.m., in the City Hall Council Chambers, 8353 Sierra Avenue, Fontana, CA.



Orvene Steenbock

Planning Commission Secretary



Carole Lee

Chairperson